

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the twentieth day of July 2005, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Vice-Chair
John P. Gober, Member
Lawrence Korzeniewski, Member
Michael Myszka, Member
Steven Socha, Member

EXCUSED: Melvin Szymanski, Member

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer
Leoanard Campisano, Asst. Building & Zoning Inspector
John M. Dudziak, Deputy Town Attorney
Mary Nowak, Recording Secretary

July 20, 2005

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Daniel Amatura
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak

Town Engineer: Robert Labenski

Deputy Town Attorney: John M. Dudziak

Highway Superintendent: Richard L. Reese, Jr.

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held July 20, 2005. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:33 PM. Motion was made by Lawrence Korzeniewski to approve the minutes from the July 7, 2005 Planning Board Meeting. Motion was seconded by John Gober and unanimously carried.

Michael Myszka provided the Planning Board with a copy of Com. 7-20-13 which is an article from “The Dodge Report” stating that an Aldi’s Food Store will be built at 4745 William Street- Developer: John Cipolla. Chair Keysa told the Planning Board that when the Gourmet Grocery Store project came before the Planning Board, John Cipolla was specifically asked if this was going to be an Aldi’s. He told the Planning Board that it was not an Aldi’s. Chair Keysa said that John Cipolla directly misled the Planning Board and that Mr. Myszka previously had told Chair Keysa that he would recuse if it were an Aldi’s, as the company for which Mr. Myszka works builds stores for Aldi’s. Chair Keysa asked that the Town board be notified. Councilmember Donna Stempniak stated that MRC has not been finalized and that the Town board would be notified. Chair Keysa also asked the Planning Board Secretary to attach Com. 7-20-13 to the minutes for this meeting.

COMMUNICATIONS:

ACTION ITEMS -

SITE PLAN REVIEW-PROPOSED CONSTRUCTION OF A 21,000 SQ. FT. HONDA POWER CENTER AND 18,000 SQ. FT. AUTO AUCTION FACILITY LOCATED ON THE NORTH SIDE OF WALDEN AVENUE, EAST OF PAVEMENT ROAD AND WEST OF WARD ROAD. PROJECT NO. 3232/ CONTACT PERSON: PATRICIA BITTAR, WILLIAM SCHUTT & ASSOCIATES

Chair Keysa recused himself from this project because he represents the estate that is selling the land for this project.

Binn Winscott, Joseph Hass, Michael Laks, and Patricia Bittar presented to the Planning Board the site plan for the proposed Honda Power Center and auto auction facility on the 27-acre parcel located on the north side of Walden Ave. directly across from the Lancaster Airport. The Honda Power Center will be located on the southwest portion of the parcel, and the 18,000 sq. Ft. auto auction facility will be setback 1,000 feet from Walden Ave. There will be one entrance/exit for both buildings off Walden Ave. Mr. Winscott stated that the Honda Power Center building will be a prototype which will be used for sales and service of retail Honda products. All packaging crates will be stored inside until disposal. There will be no outside storage. The hours of operation will be retail hours with 15 employees.

The auto auction facility will be used for a weekly auto auction of about 250 cars. Mr. Hass told the Planning Board that the auction will be held indoors from 9:00 AM to 1:30 PM and will be for dealers only. He also stated that if a car is not sold, it will not remain on site for more than one week. The plan shows a 671-space paved parking lot behind the auto auction facility. Mr. Hass said that there will always be some cars on site, because of the continuous turnover of vehicles. The plan shows a chain link fence for security. Drainage - Ms. Bittar told the Planning Board that this property slopes 19 feet from north to south. The plan shows two swales that will drain into a wet retention pond. The depth of the pond will be 8 feet. The applicant will work with Town Engineer Robert Labenski regarding leaking vehicles and stormwater drainage. The Town Engineer stated that the drainage will meet New York State and local requirements. Lighting - The parking lot behind the auto auction facility will have security lights. The lighting plan shows 25 ft. light poles. Councilmember Stempniak told the applicant that the maximum height for lighting is 20 ft. She also stated that the lighting plan must be added to the site plan and that the lights must have flatlenses. Ms. Bittar told the Planning Board that the 500 ft. area from the north side of the parking lot to the property line will be left in a natural vegetated state as a barrier so that the facility will not be seen by the residents on Peppermint Road. The applicant was told that a special use permit may be necessary for this project. Ms. Bittar stated that she has been in contact with Building Inspector Simme and has discussed the special use permit. The Planning board referred to Com. 7-20-12 from Crew Chief Terrence McCracken indicating a need for a tree line along Walden Avenue for this project. Applicant will submit a revised landscape plan for approval by Crew Chief McCracken.

DETERMINATION

Based on the information provided to the Planning Board, Steven Socha made a motion to recommend approval of the site plan to the Town Board with the following conditions: 1) Revised landscape plan to be approved by Crew Chief Terrence McCracken; 2) Lighting must be to code with flatlenses; 3.) Lighting plan needs to be added to the site plan. Motion seconded by Melvin Szymanski and unanimously carried.

SKETCH PLAN REVIEW - PROPOSED CONSTRUCTION OF 10 PATIO HOMES EAST OF NORTH MAPLE DRIVE, SOUTH OF WEHRLE DRIVE. PROJECT NO. 5039. CONTACT PERSON: WILLIAM TUYN, GREENMAN-PEDERSEN INC.

William Tuyn, Greenman-Pedersen, Inc. and Alan Randacci presented to the Planning Board the sketch plan for ten patio homes on the east side of North Maple Drive, south of Wehrle Drive. Mr. Tuyn told the Planning Board that this project will be at the end of Primrose Lane which will be extended. Even though this project will be on a public street with public water and utilities, the sewers will be private. It has not been determined whether a small pump station will be built or each unit will have their own pump. The plan shows 5-ft. sidewalks on both sides of the street and a "T" at the end of the street. The Planning Board suggested an "L" turnaround on the south side at the end of the street. The plan shows that the end of the street may be in the 100-ft. buffer zone of the wetlands that are part of this parcel. This project has not yet been presented to the New York State Dept. of Environmental Conservation. If the turnaround is in the 100-ft. buffer zone, a NYSDEC permit will be required. The Planning Board suggested that the wetlands area of this parcel be deeded to the Town of Lancaster. The wetland boundaries are to be marked at the property lines.

DETERMINATION

Based on the information provided to the Planning Board, John Gober made a motion to recommend approval of the sketch plan to the Town Board with the following conditions: 1) Sketch plan to be revised to show an "L" turnaround instead of a "T"; 2) NYSDEC permit will be required if turnaround is in the buffer zone; 3) Wetland area to be deeded to the Town of Lancaster; 4.) Delineation markers required at property lines. Motion seconded by Lawrence Korzeniewski and unanimously carried.

SKETCH PLAN REVIEW - PROPOSED CONSTRUCTION OF 104 PATIO HOMES ON THE SOUTH SIDE OF PLEASANTVIEW DRIVE, EAST OF FORTON DRIVE AND WEST OF STONY BROOK DRIVE. PROJECT NO. 7040. CONTACT PERSON: WILLIAM TUYN, GREENMAN-PEDERSEN

William Tuyn, Greenman-Pedersen, presented to the Planning Board the sketch plan for 105 patio homes on a 25-acre parcel on the west side of Juniper Place which is the spine road. Mr. Tuyn told the Planning Board that the roads, sewers, and water will be private. The plan shows a 2-acre village green in the middle of the project which will be owned by the homeowners association. Chair Keysa noted the 19th century cemetery at the exception on Pleasantview Drive and suggested period-appropriate fencing with a gate. Chair Keysa also asked how they came up with the boundaries for the cemetery. Mr. Tuyn told the Planning Board that the boundaries were determined as a result of a survey. The plans show a drainage pond which meets the requirements for stormwater drainage. The homeowners association will maintain the north side of the pond, and the south side of the pond will be the responsibility of future individual homeowners. The sketch plan also shows the roads to be 24 -feet wide with 2-ft. gutters on each side of the road. Chair Keysa stated that the Town standard for roads is 28-feet wide with upright curbs. Mr. Tuyn stated that a 24-ft. road with 2-ft. gutters was approved for the Parkhaven patio home project in 2004. There was some discussion as to whether approval was given for a 24-ft. wide road with 2-ft. gutters on the Parkhaven project. Chair Keysa asked the secretary to check the recommendation for the Parkhaven patio homes project. The Planning Board stated that 5-ft. sidewalks will need to be built on both sides of the streets. There was a question as to when a traffic signal would be installed at Pleasantview Drive and Juniper Place. Mr. Tuyn said that the traffic study is still underway and that when the traffic count warrants a signal it will be installed. Assistant Building Inspector Campisano stated that the fire hydrants would need to be tested annually, and that the result of the testing need to be filed with the Building Inspectors Dept. Chair Keysa summarized the following conditions which had been raised: 1.) Developer to provide period-appropriate fencing for exemption at cemetery on Pleasantview Dr.; 2.) Roads to be constructed to Town standards of 28-ft. wide with upright curbs; 3.) Five foot sidewalks to be constructed on both sides of the street; 4.) Developer to install traffic signal at Juniper Place and Pleasantview Drive when traffic count warrants the signal; 5.) Standard fire hydrants to be installed throughout with annual testing done and results filed with Town Building Inspector and local fire department.

DETERMINATION

At the request of the applicant, this project is tabled to the August 17, 2005 Planning Board Meeting. Applicant and Planning Board will check on recommendation for Parkhaven project regarding width of street and curbs. Motion to table this project made by Steven Socha; seconded by Michael Myszka and unanimously carried.

At 9:18 PM John Gober made a motion to adjourn the meeting. Motion seconded by Lawrence Korzeniewski and unanimously carried.